



LINCOLN RALPH



# High Street, Laughton En le Morthen, Sheffield, S251YF

Offering open plan living within this sought after village location a totally refurbished and remodelled three bedroom characterful semi detached home. Including central heating, double glazing, exposed stone walling and beams this delightful three bedroomed cottage has an enclosed garden to the rear along with the potential for off road parking at the rear. Certainly warranting a viewing and set within the original agricultural heart of the village.

**Open plan Family Dining/Living Area** 9.87 x 4.85. A fabulous and large ground floor living area comprising Kitchen, dining area and lounge. To the kitchen are a range of shaker style units with work surfaces, laminate floor, Belfast sink with mixer, gas range cooker and plumbing for washer. There are windows to front and rear, double glazed rear door and tiling to the sink and work surface area along with exposed stone walling and ceiling beams. To the lounge area a double glazed front door, continuation of the laminate floor and focal stone fireplace with raised hearth and multi-fuel stove. Front and rear windows and staircase rising to the first floor.

**First Floor Landing** With rear aspect window.

**Bedroom One** 4.06 x 3.54. (Maximum measurements)  
With front aspect window.

**Bedroom Two** 4.19 x 3.19. (Maximum measurements)  
With front aspect window.

**Bedroom Three** 4.09 x 2.06. With front aspect window, ceiling beam, loft access and wall mounted combination gas boiler.

**Bathroom** 2.61 x 1.72. With white Victorian style suite comprising wc, wash basin and freestanding roll top, claw foot bath with mixer shower. Fully tiled floor with partial to walls, towel rail/radiator and extractor fan.

**Outside** To the rear of the property is a garden area with decorative pebbles, outside power and decking.

There is the possibility of creating parking at the rear from the shared side access drive and ample on road parking to the front.

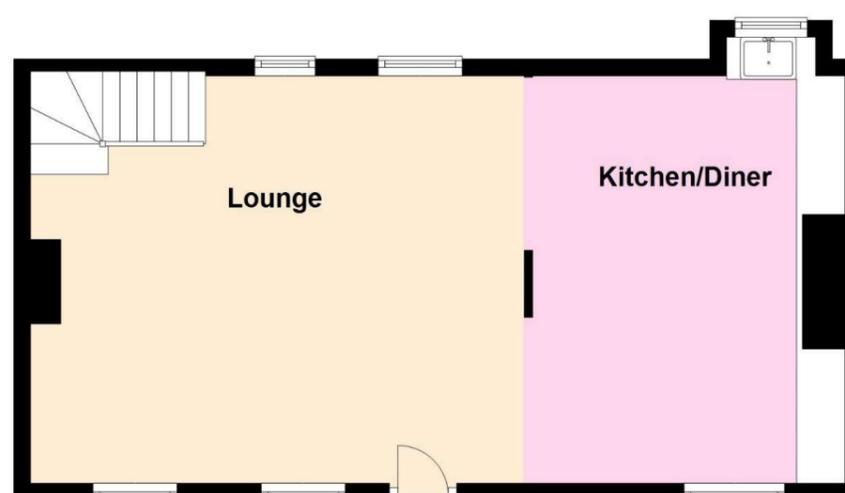


- Character semi detached stone cottage
- Over 1000 square feet of accommodation
- Period features
- Totally refurbished and remodelled
- Three bedrooms
- Open plan ground floor layout
- Garden with decking
- Potential for parking at the rear

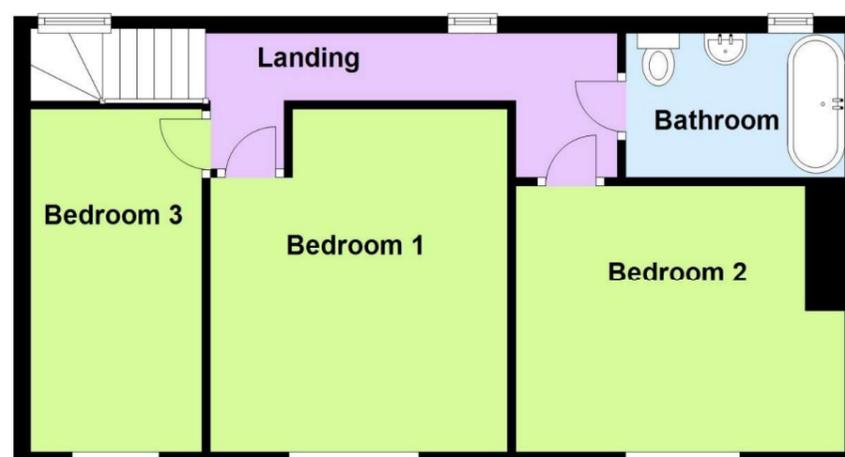
#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Ground Floor



## First Floor



This plan is used for illustration purposes only  
Plan produced using PlanUp.